

BARODA TONWSHIP
Planning Commission Meeting
March 12, 2018

Chairman David Schultz called the meeting to order at 6:32 p.m. in the Baroda Township Municipal Building Meeting Room at 9091 First Street, Baroda.

Present were, Dean Schmaltz, David Schultz, Patrick Freehling, Tom Shafer, Ed Heyn Wendie Shafer, and Peter Van Vooren. Also present were Jason Raleigh from AR Engineers representing Dollar General, Charlie Ammeson Township Attorney, Jim Pheifer Township Zoning Administrator, Barbara Antonucci and two audience members.

The minutes of the February 12, 2018 Planning Commission meeting were reviewed. Dean Schmaltz moved, seconded by David Schultz to approve the minutes of the last meeting. Vote, All yes. Motion carried.

Wendie Shafer reported that in February one Building Permit and one Site Plan had been approved.

David Schultz called upon Jim Pheifer and Jason Raleigh to explain the site plan, approved with conditions, for the proposed Dollar General Store in the Township on Cleveland Ave. north of the A&J Hardware Store at the corner of Shawnee. They provided maps showing the tree line at the West side of the property, the planned low berm and landscaping at the north side of the property and explained they are working with the County Drain Commission on the design of the tube/culvert to be installed under the proposed roadway going into the property. It was explained that since the ditch on Cleveland is so large, the driveway is being designed large enough to provide a common entrance for possible future businesses in the vicinity. Mr. Raleigh explained that most of the conditions of the site plan have been met and copies of required County, State and Local permits will be provided when procured.

The Commissioners further discussed with Charlie Ammeson the proposed Resorts Ordinance. It was suggested to change the language on the portion to be devoted to recreational from "a large portion" to "Any portion" It was recommended to take out the first sentence in section 2 a. of the Site Design prohibiting single-wide manufactured homes. With those changes Atty. Ammeson thought the Ordinance could be adopted. It was decided to schedule a public hearing for the Resorts along with the Wind Turbine and Agricultural Tourism Ordinances being considered.

There was much discussion on proposed language for an Agricultural Tourism section to be added to the Special Use Section of the Township Zoning Ordinance. The FSA definition for a farm was discussed as well as what constitutes Agricultural Tourism and what tourism activities should be allowed in the Ag Zone. Some examples of Ag Tourism ordinances were suggested to be used as a beginning point for the development of the Township's Ordinance.

The Drain Section of the Zoning Ordinance was proposed to be deleted from the Ordinance since Drainage is under the jurisdiction of the County Drain Commission. The amendment

is to be considered along with the proposed Resorts, Wind Turbines, and Agricultural Tourism amendments.

David Schultz introduced Barb Antonucci who handed out a paper representing a temporary sign she requested to put up on her property letting people know that her Bed and Breakfast will open soon. The Zoning Administrator referred to the Sign portion of the Zoning Ordinance to inform her that a sign no more than 3 Sq. Ft. may be erected on the property.

The Commissioners postponed discussion on including a section on wind energy in the Special Land Use section in the Zoning Ordinance until the April meeting.

Chairman David Schultz adjourned the meeting at 8:40 p.m. The next Planning Commission meeting is scheduled for Monday, April 9, 2018.

Wendie Shafer,
Baroda Township Planning Commission Secretary